

**117 Atkinson Road****\$630.00-\$650.00****18th August 2022**

Ray White Astar Property Services thank you for the opportunity to undergo a rental appraisal on your property. Based on the current market and comparable properties in the area, we believe the property could achieve a weekly rent within the vicinity.

Property Description

This beautifully presented three bedroom, one bathroom home is situated in a highly sought after area in Titirangi.

The living, dining and kitchen is open plan and spacious. The living area has a heat pump and great indoor / outdoor flow to the entertainment deck. All three bedrooms are good in size, two have built in robes. The family bathroom has a shower over bath, the toilet is separate.

Situated on a low maintenance section with a good size grass area, single garage and plenty of off street parking.



Comparable Rental Property

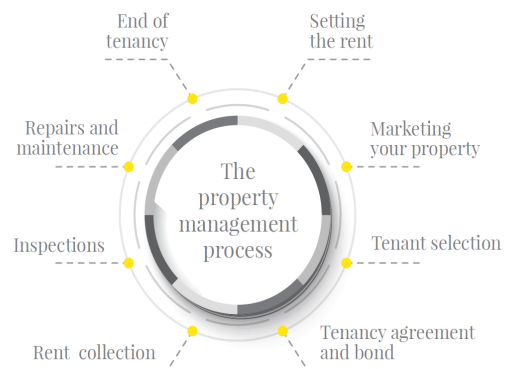
RayWhite

1. 113b Daffodil Street: Three bedrooms, one bathroom: \$650.00
2. 116a Atkinson Road: Three bedrooms, one bathroom: \$620.00
3. 8a Kaurilands Road: Three bedrooms, one bathroom: \$630.00

Current Ministry of Business Innovation and Employment Statistics report that a three bedroom home in the area in the area rents for \$650.00 per week.

The Value of a Property Manager

1. Comprehensive initial inspections
2. Regular market rent reviews
3. Educated legislative advice
4. 24/7 Contact
5. Daily rent and arrears monitoring
6. Minimised vacancy periods
7. Access to the best tenancy law advice
8. Compliant tenancy agreements
9. Personalised service offerings



Let us know if you'd like to see the detailed list of over 40 unique tasks we can take care of when managing your property or if you'd like to request your free Landlord Information and Claimable Expenses Guides.

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This appraisal is only valid for a period of 30 days from today's date. Any use of this appraisal after this period will not be validated by Austar Property Services. This appraisal is based on REINZ statistics, experience and local knowledge. Please note that market and seasonal conditions at the actual time of letting may influence the final rent obtained. The agent has not viewed this property.